

RETAIL UNIT TO LET
2a HAVELOCK SQUARE, THE BRUNEL SHOPPING CENTRE, SWINDON, SN1 1LE
PRIME TRADING LOCATION



ASSIGNMENT / SUBLEASING OPPORTUNITY

LOCATION

The Brunel Shopping Centre benefits from an adjoining 750 space multi-storey car park and is anchored by House of Fraser Outlet, Marks & Spencer, Boots and Sainsbury's with other retailers trading including Waterstones, H Samuel, Holland & Barrett and Lush.

The centre benefits from an annual footfall of c. 14 million visitors. The subject premises occupy a prominent corner location on Havelock Square, close to the prime pitch of Regent Street and opposite the entrance into Brunel Plaza.

ACCOMMODATION

The subject property provides a ground floor lock up retail unit and provides the following approximate floor areas & dimensions: -

Ground Floor NIA: circa 700 sq ft (to be confirmed shortly)

TERMS

The premises are occupied via a 5-year full repairing and insuring lease subject to a service charge. The lease began on 3 November 2017 and is due to expire on 2 November 2022. Potentially, new lease terms may be able to be agreed with landlord, subject to covenant and lease terms.

PASSING RENT

£17,500 pax

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request

VAT

It is understood that VAT is applicable to the annual rent.

SERVICE CHARGE

For year end 31/08/2020, the annual service charge was £2,745.25.

RATEABLE VALUE

£16,500 (April 2017)

UBR: 0.512 (2020/2021)

No rates payable until 1st April 2021 due to Government relief.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:

DTR Surveyors 07986 960494 / 029 20 372599

David.Rowlands@DTRSurveyors.com

Ref: Feb 2021